

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Armstrong Rigg Planning
The Exchange
Colworth Science Park
Sharnbrook
Bedfordshire
MK44 1LQ
United Kingdom

Applicant:

Hill Residential

PARTICULARS OF DEVELOPMENT

Application: 25/01745/S73

Proposal: Variation of condition 2 (revised plans) and condition 10 (Flood Risk Assessment) of planning permission 22/03092/FP granted 15.03.2024 for Residential development of 47 dwellings and associated car parking, open space, landscaping and creation of access off Grays Lane (as amended)

Location: Land To The East Of Foxholes And Gainsford House And On The West Side Of, Crow Furlong, Hitchin, Hertfordshire,

Plan Nos: 181-PS-2-430 JBA 24 555 14 188-FRA-107 188-TA50D JBA 24 555 02A JBA 24 555 03A JBA 24 555 04A JBA 24 555 05A JBA 24 555 06A JBA 24 555 07A JBA 24 555 08A JBA 24 555 09A JBA 24 555 10A JBA 24 555 11A JBA 24 555 12A JBA 24 555 13A AIA June 2025 181-PS-2-600 181-PS-2-601 181-PS-2-602 181-PS-2-603 Sheet 5 ROS-GRA-XX-D-C 01404 P01 External Finishes Specifications Houses Rev A Drainage Strategy Update (July 2025) Sustainability and Carbon Statement (June 2025) Addendum Planning Statement (July 2025) CTMP (October 2025) Phase II Ground Investigation Report (September 2023) SWMP (July 2025) Lighting Strategy (July 2025) 181-PS-2-100 181-PS-2-101 181-PS-2-102 181-PS-2-103 181-PS-2-104 181-PS-2-

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109	181-PS-2-110	181-PS-2-120	181-PS-2-121	181-PS-2-
122	181-PS-2-123	181-PS-2-124	181-PS-2-130	181-PS-2-
140	181-PS-2-200	181-PS-2-201	181-PS-2-210	181-PS-2-
220	181-PS-2-230	181-PS-2-240	181-PS-2-250	181-PS-2-
251	181-PS-2-260	181-PS-2-270	181-PS-2-271	181-PS-2-
280	181-PS-2-281	181-PS-2-290	181-PS-2-300A	181-PS-2-
301	181-PS-2-310	181-PS-2-311	181-PS-2-320	181-PS-2-
330	181-PS-2-340	181-PS-2-350	181-PS-2-400	181-PS-2-
410	181-PS-2-420	181-PS-2-500	181-PS-2-501	181-PS-2-
502	181-PS-2-503	181-PS-2-510	181-PS-2-511	181-PS-2-
512	181-PS-2-331	181-PS-2-610		

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 16 July 2025, subject to the following condition(s):

Planning Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed:

Infiltration Basin - cross sectional 188-FRA 107
 Air Quality Assessment 2023
 Archaeological Assessment (including geophysical survey and trial trenching report)
 Ground Investigation Report 2020
 Landscape and Visual Impact Assessment 2023
 Technical Note on Access 2022
 Transport Assessment 2022
 Travel Plan 2022
 Location plan 181-PS-2-100
 Proposed Site Plan 181-PS-2-101
 Proposed Parking Plan 181-PS-2-102
 Proposed Materials Plan 181-PS-2-103
 Proposed Housing Mix 181-PS-2-104
 Proposed Tenure Plan 181-PS-2-105
 Proposed Boundary Plan 181-PS-2-106

Waste and Recycling Plan 181-PS-2-107
Housetype A Detached 181-PS-2-200
Housetype A Semi 181-PS-2-201
Housetype B 181-PS-2-210
Housetype C 181-PS-2-220
Housetype D 181-PS-2-230
Housetype E 181-PS-2-240
Housetype F Detached 181-PS-2-250
Housetype F Semi 181-PS-2-251
Housetype G 181-PS-2-260
Housetype H 181-PS-2-270
Housetype H with Garage 181-PS-2-271
Housetype I 181-PS-2-280
Housetype I with Garage 181-PS-2-281
Housetype J 181-PS-2-290
Housetype K Detached 181-PS-2-300A
Housetype K Semi 181-PS-2-301
Housetype L Detached 181-PS-2-310
Housetype L Semi 181-PS-2-311
Housetype M 181-PS-2-320
Housetype N Detached 181-PS-2-330
Housetype N Semi 181-PS-2-331
Housetype O 181-PS-2-340
Housetype P 181-PS-2-350
Proposed Private and Public Areas 181-PS-2-108
Proposed Housetype Plan 181-PS-2-109
Proposed Ground Floor Layout 181-PS-2-110
Proposed Sections 181-PS-2-124
Proposed Hydrant Locations 181-PS-2-130
Temporary Run-off Plan 181-PS-2-140
Garages 181-PS-2-400
Substation 181-PS-2-410
Bin & Bike Store 181-PS-2-420
Shed 181-PS-2-430
Proposed Access Drawing 188-TA50D
Hard & Soft Landscape Proposals for Plots & POS JBA 24 555 02A
JBA 24 555 03A
JBA 24 555 04A
JBA 24 555 05A
JBA 24 555 06A
JBA 24 555 07A
JBA 24 555 08A
JBA 24 555 09A
JBA 24 555 10A
JBA 24 555 11A
JBA 24 555 12A
JBA 24 555 13A
Landscape Overview Plan JBA 24 555 14
Proposed Hardscaping Plan 181-PS-2-120
Proposed Hardscaping Plan 181-PS-2-121
Proposed Hardscaping Plan 181-PS-2-122
Proposed Hardscaping Plan 181-PS-2-123
Proposed footpath section 181-PS-2-124

External works construction details Sheet 5 ROS-GRA-XX-D-C 01404 P01
Arboricultural Impact Assessment June 2025
Design and Access Statement (July 2025) ref 181-PS-2-600, 181-PS-2-601, 181-PS-2-602, 181-PS-2-603
External Finishes Specifications - Houses Rev A
Drainage Strategy Update (July 2025)
Sustainability and Carbon Statement (June 2025)
Addendum Planning Statement (July 2025)
Construction Phasing and Environmental Management Plan (October 2025)
Phase II Ground Investigation Report (September 2023)
Site Waste Management Plan (July 2025)
Lighting Strategy (July 2025)

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B and C of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

4. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

5. The development shall be carried out in accordance with the approved hard and soft landscaping details unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of residents and to ensure that a detailed approach to the development of the built-up area (or parcels thereof) is agreed, in

order to safeguard the setting of the site and its surroundings, and to ensure a suitable relationship and integration of the built development with its surroundings

6. The development shall be carried out in accordance with the approved Site Investigation (Phase II environmental risk assessment) Report unless otherwise agreed in writing with the Local Planning Authority.
In the event that any contamination is encountered during the development of this site, this shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

7. The development shall be carried out in accordance with the approved Biodiversity Net Gain - Landscape and Ecological Management and Maintenance Plan Rev C (October 2025) prepared by James Blake Associates unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enhance biodiversity in accordance with the NPPF and the North Hertfordshire Local Plan Policy NE4

8. No development above ground level shall commence until details of 20 integrated swift boxes and 20 integrated bat boxes have been submitted and approved by the LPA. These devices shall be fully installed prior to occupation of the specific dwelling and retained as such thereafter.

Reason: To enhance biodiversity in accordance with the NPPF and the North Hertfordshire Local Plan Policy NE4.

9. The development shall be carried out in accordance with the approved fire hydrant details unless otherwise agreed in writing with the Local Planning Authority. The provision and installation of fire hydrants, at no cost to the County or Fire & Rescue Service.

Reason: To ensure all proposed dwellings have adequate water supplies for in the event of an emergency.

10. Prior to the commencement of development above ground level, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The

scheme shall then be constructed as per the agreed drawings, method statement and Drainage Strategy Update (1318-FRA-01-B, Martin Andrews Consulting Ltd, 1 July 2025), remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants, and to ensure that the development achieves a high standard of sustainability and to comply with NPPF Policies of North Herts Council.

11. The site works and construction phase shall be carried out in accordance with approved method statement for interim and temporary drainage measures during the demolition and construction phases unless alternative measures have been subsequently approved by the Planning Authority.

Reason: To prevent flooding and pollution offsite during construction in accordance with the NPPF.

12. Prior to the occupation of the first unit, details shall be provided in respect to the management, inspection and maintenance of any non-adopted drainage features. The details shall identify the responsible parties and set out how these will be funded and managed and provide a schedule of the proposed inspections and annual maintenance for the lifetime of the development. The plan shall be submitted to and approved in writing with the Local Planning Authority prior to first occupation and the development shall thereafter be maintained at all times in accordance with the approved details.

Reason: To ensure the drainage system is adequately maintained in order to function effectively for its lifetime.

13. The construction of the development shall be carried out in accordance with the approved Construction phasing and environmental Management Plan (dated 8 October 2025) unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way, and in the interests of minimising disruption nearby residents during construction, minimising any environmental impacts and amenity in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

14. A) Design Approval Notwithstanding the details indicated on the submitted drawings, no on-site works above slab level shall commence until a detailed scheme for the off-site highway improvement works as indicated on drawing number 188-TA50 Rev D have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

B) Implementation / Construction Prior to the first occupation of the development hereby permitted, the improvement works referred to in part A of this condition shall be completed in accordance with the approved details.

Reason: To ensure construction of a satisfactory development and that the highway improvement works are designed to an appropriate standard in the interest of highway safety and amenity and in accordance with Policy 5, 13 and 21 of Hertfordshire's Local Transport Plan (adopted 2018).

15. Prior to use the gradient of the main vehicular access road shall be constructed not be steeper than 1 in 20.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policy 5, of Hertfordshire's Local Transport Plan 4

16. Prior to occupation, each of the proposed new dwellings shall incorporate an Electric Vehicle (EV) ready charging point. Proposals should also be made for the provision of EV charging within other public parking areas of the proposed development.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality in accordance with Building Regulations Part S and Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

17. During the change of use phase no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and Bank Holidays: no work at any time.

Reason: To protect the residential amenity of existing residents

18. The development shall be carried out in accordance with the approved Site Waste Management Plan (SWMP) unless otherwise agreed in writing with the Local Planning Authority.

Reason: This is a pre-commencement condition to promote sustainable development and to ensure measures are in place to minimise waste generation and maximise the on-site and off-site reuse and recycling of waste materials, in accordance with Policy 12 of the Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document (2012).

19. The development shall be carried out in accordance with the approved Archaeological Written Scheme of Investigations unless otherwise agreed in writing by the Local Planning Authority. The development shall not be occupied until the site investigation and post investigation assessment has been completed

in accordance with the programme set out in the Written Scheme of Investigation approved under 25/01880/DOC and the provision made for analysis and publication where appropriate.

Reason: To ensure the implementation of an appropriate archaeological investigation, recording, reporting and publication, and the protection and preservation of archaeological features of significance, in accordance with North Hertfordshire Local Plan Policy HE4 and Section 16 of the NPPF 2021

20. Before the commencement of any other works on the site, trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality.

21. The development shall be carried out in accordance with the Open Space Management and Maintenance Scheme contained in the Biodiversity Net Gain - Landscape and Ecological Management and Maintenance Plan Rev C (October 2025) prepared by James Blake Associates. The open spaces provided shall be retained for their intended purpose and in accordance with the approved management plan unless otherwise agreed in writing by the local planning authority.

Reason: To ensure adequate open space and amenity provision as per NHLP Policy NE6

22. The development shall be carried out in accordance with the approved materials to be used on all external elevations and roofs unless otherwise agreed in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

23. Before the occupation of any of the dwellings hereby permitted, the car parking facilities shown on the approved plan shall be marked out and made available and shall thereafter be kept available solely for the parking of motor vehicles.

Reason: To ensure the provision of satisfactory car parking facilities clear of the public highway to meet the needs of the development and to comply with Policy T2 of the North Hertfordshire Local Plan 2011 to 2031.

24. None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

25. The development shall be carried out in accordance with the approved site-wide sustainability strategy set out in the Sustainability and Carbon Statement (July 0245) prepared by Sol Environmental unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce carbon dioxide emissions and promoting principles of sustainable construction and the efficient use of buildings in accordance with Policies SP9 and D1 in the local plan.

26. The development shall be carried out in accordance with the approved cycle parking details unless otherwise agreed in writing by the Local Planning Authority. The approved details shall be implemented on site, made available on occupation of the dwelling to which it relates, and shall thereafter be kept available for the parking of bicycles.

Reason: To ensure the provision of satisfactory cycle parking facilities to meet the needs of the development and to comply with Policy T2 of the North Hertfordshire Local Plan 2011 to 2031.

27. The development shall be carried out in accordance with the approved details for the route and surfacing of the two footpath links from the site to Bridleway 004 and Crow Furlong and thereafter retained.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

28. The development shall be carried out in accordance with the approved lighting strategy unless other agreed in writing by the Local Planning Authority.

Reason: To ensure the protection, enhancement and management of biodiversity, and to comply with Policy NE4 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted

proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informatives

Environmental Health Noise

During the construction phase the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.

HCC Minerals and Waste

The county council, as the Minerals Planning Authority, would like to encourage the opportunistic use of these deposits within the developments, should they be found when creating the foundations/footings. Opportunistic use of minerals will reduce the need to transport sand and gravel to the site and make sustainable use of these valuable resources.

Highways:

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) / highway informative to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:

AN1) The Public Right of Way(s) should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. Safe passage past the site should be maintained at all times for the public using this route. The condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overspills of cement & concrete) should be made good by the applicant to the satisfaction of the Highway Authority. No materials shall be stored or left on the Highway including Highway verges. If the above conditions cannot reasonably be achieved, then a Temporary Traffic Regulation Order (TTRO) would be required to close the affected route and divert users for any periods necessary to allow works to proceed, for which a fee would be payable to Hertfordshire County Council. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rightsof-way/rights-of-way.aspx> or by contacting Rights of Way, Hertfordshire County Council on 0300 123 4047.

AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN3) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not

interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx>
or by telephoning 0300 1234047.

AN4) Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

AN5) Works within the highway (section 278): The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

LLFA:

In December 2022 it was announced FEH rainfall data has been updated to account for additional long term rainfall statistics and new data. As a consequence, the rainfall statistics used for surface water modelling and drainage design has changed. In some www.hertfordshire.gov.uk areas there is a reduction in comparison to FEH2013 and some places an increase (see FEH22 - User Guide (hydrosolutions.co.uk)). Any new planning applications that have not already commissioned an FRA or drainage strategy to be completed, should use the most up to date FEH22 data. Other planning applications using FEH2013 rainfall, will be accepted in the transition period up to 1 April 2023. This includes those applications that are currently at an advanced stage or have already been submitted to the Local Planning Authority. For the avoidance of doubt the use of FSR and FEH1999 data has been superseded by FEH 2013 and 2022 and therefore, use in rainfall simulations are not accepted.

EV Charging Point Specification:

A charging point shall be installed by an appropriately certified electrician/electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations.

Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments)

A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.

The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF). This includes requirements such as ensuring the Charging Equipment integral protective device shall be at least Type A RCD (required to comply with BS EN 61851 Mode 3 charging).

If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.

A list of authorised installers (for the Government's Electric Vehicle Homecharge Scheme) can be found at <https://www.gov.uk/government/organisations/office-for-low-emission-vehicles>

UK Government is intending to issue legislation in 2021 to require domestic EV charge points to be smart, thus we recommend that all charge points will be capable of smart charging, as detailed in UK Gov consultation response.

Crime Prevention Design Advisor

The applicant may seek to achieve accreditation to the preferred minimum security standard that is Secured By Design (SBD) by way of contact the Hertfordshire Constabulary CPDS. It appears that doors and windows are to be certified to PAS 24:2016 or a suitable equivalent. This will assist with demonstrate the discharge of obligations under Approved Document 'Q' - Security of Building Regulations.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 18 December 2025

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Applicants will need to pay a compliance fee where they request confirmation in writing of any planning consent, agreement or approval (commonly known as discharge of conditions) required by one or more conditions or limitations attached to a grant of planning permission.
- 3 The fee is £298 per request or £86 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse.

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available via the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application
- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.
- 5 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's (LPA) decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning

Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

8 **Cadent Gas Informative:**

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

Consent for these works may be required from the Letchworth Garden City Heritage Foundation (www.leitchworth.com/heritage-foundation) under the Scheme of Management or leasehold covenants. If you do not already have their approval, you are advised to contact the Heritage Foundation on home@leitchworth.com or 01462 476017 to confirm whether you also need to submit an application to them.